



# PLANNING & ZONING

## AGENDAS & MINUTES

A special meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, AUGUST 20, 2008, at 3:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

### AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Consent Agenda
  1. Subdivision #2005-39 – B & W Ventures, L.L.C. IGB  
Final – Riverwalk
  2. Subdivision #2006-22 – Bethany Woods, LLC RS  
Final – Bethany Woods
  3. Subdivision #2006-57 – John M. and Mary Lou Jackson IGB  
Final
  4. Time Extensions
    - a. Subdivision #2004-38 – Seneca Harbor Joint Venture MJ
    - b. Subdivision #2005-54 – Baywood, LLC MJ
    - c. Subdivision #2004-55 – J. Michael Warring MJ
    - d. Subdivision #2005-58 – Windmill Estates, LLC BG
    - e. Subdivision #2005-59 – Landlock, LLC RS
    - f. Subdivision #2005-62 – Dream Builders Construction, Inc. IGB
    - g. Subdivision #2005-64 – Palisades Land, LLC RS
    - h. Subdivision #2006-14 – Gray Properties, LLC BG
    - i. Subdivision #2006-17 – Sawmill Associates, Inc. IGB
    - j. Subdivision #2006-18 – Briggs 4, LLC RS
    - k. Subdivision #2006-19 – Paul and Barbara Steele IGB
    - l. Subdivision #2006-20 – Stella J. Mitchell Trustee IGB
    - m. Subdivision #2006-30 – Goslee Manor, LLC MJ
- IV. Old Business
  1. C/U #1739 – Eric Sugrue, Big Trips, LLC MJ

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| 2.                    | C/Z #1651 – Caldera Properties – Indian River V, LLC   | RS  |
| 3.                    | C/Z #1657 – Peninsula at Long Neck, LLC  | MJ  |
| 4.                    | Subdivision #2006-55 – Alvannah R. Davis<br>Preliminary – JC Village                               | IGB |
| 5.                    | Subdivision #2006-68 – Dove Estates. LLC<br>Preliminary – Nanticoke View                           | RW  |
| 6.                    | Subdivision #2006-73 – Anthony Sposato<br>Preliminary – Whispering Meadows                         | MJ  |
| 7.                    | Subdivision #2006-74 – David L. and Carolyn D. Wilson<br>Preliminary – Royal Estates               | IGB |
| 8.                    | Subdivision #2006-75 – Tull Group, LLC<br>Preliminary – Sunset Woods                               | RW  |
| <br>V. Other Business |  |     |
| 1.                    | State of Delaware/Sussex Maintenance Facility<br>Preliminary Site Plan – Road 431                  | BG  |
| 2.                    | H & L Land Company, LLC<br>C/U #1693 – Time Extension and Preliminary Site Plan –<br>U.S. Route 13 | RW  |
| 3.                    | Peninsula Lakes MR/RPC<br>Final Record Plan – Road 299   | MJ  |
| 4.                    | Baywood Duneside GR/RPC<br>Phase II – Preliminary Site Plan – Route 5                              | MJ  |
| 5.                    | Swann Cove MR/RPC<br>Phases 4 and 5 – Preliminary Site Plan – Route 54                             | RS  |
| 6.                    | Subdivision #2005-85 – Ernest H. Hosse, III<br>Sidewalk Layout                                     | RW  |
| 7.                    | KGH Property Development, LLC<br>3 Lots – Road 257 (Round Pole Bridge Road)                        | IGB |

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| 8.  | William Gordy<br>Parcel and 50' Right of Way – U.S. Route 13                                       | BG  |
| 9.  | John P. and Phyllis M. Wapniarek<br>Parcel and 50' Right of Way – Route 16                         | IGB |
| 10. | Kristy A. Everhart<br>2 Lots and 50' Easement – Road 353 (Burbage Road)                            | RS  |
| 11. | Robert J. and Bernadette M. Kowalski<br>2 Parcels and 50' Easement – Road 510 (Horsey Church Road) | BG  |
| 12. | Robert Hall<br>Lot and 50' Easement – Route 24   | BG  |
| 13. | David E. and Della Marie McNatt<br>3 Lots and 50' Right of Way – Route 30                          | RW  |
| 14. | Subdivision #2006-72 – Gregory and Charlotte Hastings<br>Request to Withdraw and Expedited Review  | RW  |
| 15. | Jurisdictional Determinations<br>Wetlands - Discussion   |     |

Pursuant to 29 Del.C. 10004 (e) (2) Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the Meeting.

POSTED: AUGUST 1, 2008

## CONSENT AGENDA

1. Subdivision #2005-39 -- application of **B & W VENTURES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 29.11 acres into 20 lots, located south of Road 215 (Slaughter Neck Road), 1,600 feet west of Route One.
2. Subdivision #2006-22 -- application of **BETHANY WOODS, LLC** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 12.20 acres into 19 lots, (Environmentally Sensitive Developing District Overlay Zone), located south of Road 360, approximately ½ mile west of Route One.
3. Subdivision #2006-57 -- application of **JOHN M. AND MARY LOU JACKSON** to consider the Subdivision of land in a GR General Residential District in Cedar Creek Hundred, Sussex County, by dividing 14.95 acres into 3 lots, located north of Road 635, 1,100 feet northwest of Road 621.

## OLD BUSINESS

1. C/U #1739 -- application of **ERIC SUGRUE; BIG TRIPS, LLC** to consider the Conditional Use of land in a GR General Residential District for multi-family dwelling structures (6 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.66 acres, more or less, lying northeast of Road 270A (Munchy Branch Road), 3,000 feet northeast of Route One.
2. C/Z #1651 -- application of **CALDERA PROPERTIES-INDIAN RIVER V, LLC** to amend the Comprehensive Zoning Map from a MR Medium Density Residential District to a MR-RPC Medium Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying southeast of Road 346A and 3,100 feet east of Road 346, to be located on 78.228 acres, more or less.
3. C/Z #1657 -- An ordinance to modify Condition No. 10 imposed on Ordinance No. 1573 for Change of Zone No. 1475, the application of Ribera-Odyssey, LLC for “The Peninsula”, a MR-RPC Medium Density Residential District-Residential Planned Community, to extend the time to construct and open for use the golf clubhouse and nature center facilities.
4. Subdivision #2006-55 -- application of **ALVANNAH R. DAVIS** to consider the Subdivision of land in a GR General Residential District in Cedar Creek Hundred, Sussex County, by dividing 13.63 acres into 8 lots, located west of Road 225, 733 feet south of Road 38.

5. Subdivision #2006-68 -- application of **DOVE ESTATES, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District and a GR General Residential District in Nanticoke Hundred, Sussex County, by dividing 73.20 acres into 111 lots, located south of Road 526A and west of Road 525.
6. Subdivision #2006-73 -- application of **ANTHONY SPOSATO** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Georgetown Hundred, Sussex County, by dividing 261.99 acres into 400 lots, (Cluster Subdivision), located south of Road 252 (Huff Road), 2,500 feet east of Road 319 (Sandhill Road).
7. Subdivision #2006-74 -- application of **DAVID L. AND CAROLYN D. WILSON** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 35.99 acres into 30 lots, located west of U.S. Route 113, 910 feet north of Road 623.
8. Subdivision #2006-75 -- application of **TULL GROUP, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District and a GR General Residential District in Northwest Fork Hundred, Sussex County, by dividing 139.98 acres into 222 lots, located northeast of Road 590, 2,300 feet northwest of Road 583.